Karen Johnson Davidson County
Batch# 1393379 DEEDWARR
03/16/2026 02:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,280.20
20260316-0020865

Name and Address of New Owner:
Devin Layton and Kristin Layton
1805 Merritt Street, Nashville, TN 37138

Send Tax Bills To:
Devin Layton and Kristin Layton
1805 Merritt Street, Nashville, TN 37138

This Instrument Prepared By:
Laura Dixon
Homeward Title 2, LLC
1001 South Capital of Texas Highway
Bldg I, Ste 100
Austin, TX 78746
File Number: HTTN-26-101

Map & Parcel No: 053 06 0B 026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which are hereby acknowledged, Purchasing Fund 2023-1, LLC, a Delaware Limited Liability Company, hereafter called the GRANTOR(S) have bargained and sold, and by these presents, do transfer and convey unto , Devin Layton and Kristin Layton, wife and husband hereafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land located in the County of Davidson , State of Tennessee, described as follows, to-wit:

Being Lot No. 160 on the Plan of Phase 2, Waterford Subdivision, of record in Plat Book 7900, Page 412-413, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Purchasing Fund 2023-1, LLC a Delaware limited liability company, by Warranty Deed from Sarag G. Tidwell and Evan Tidwell, recorded August 29, 2025, in Instrument No. 20250829-0069405, in the Register's office for Davidson County, Tennessee.

This improved property known as :

1805 Merritt Street, Nashville, TN 37138

THIS CONYEYANCE is made subject to all taxes, restrictions, visible easements, rights-of-way, zoning and planning ordinances, and health department regulations that may affect the premises

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as notated herein; and the Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

WITNESS MY SIGNATURE hereto to this 13th day of March, 2026.

Purchasing Fund 2023-1, LLC, a Delaware Limited Liability Company
By: Purchasing Fund 2023-1 Holdco, LLC, it's sole member

_____, Authorized Signer
_____Authorized Signer
(PRINT NAME)

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Miranda Alvarez with whom I am personlly aquanted with (or proved to me on the basis of satisfactory evidence), who acknowledged that Jamal Fedrick, is an Authorized Signor of Purchasing Fund 2023-1, LLC, a Delaware Limited Liability Company within named bargainor, and as such Authorized Signor, being given authority to do so, executed the within instrument on behalf of the company by signing its name as such Authorized Signor.

Witness my hand, at office, this 13th day of March, 2026.

Miranda Rochelle Alvarez
My Commission Expires
12/5/2027
Notary ID134669125

NOTARY PUBLIC

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $346,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 13th day ofMarch, 2026.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 13, 26 (date of document).

Jennifer Pennell

March 16, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 16, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal